



November 4, 2019

Town of Matthews Planning
232 Matthews Station Street
Matthews, NC 28105

To whom this may concern,

Regarding the application to the Town of Matthews for a Change in Condition for the existing Home Depot store (Tax parcel #19323133), a community informational meeting took place on Wednesday, October 30th, 2019 at 5:30pm located at the Matthews Community Center Conference Room (100 E McDowell St, Matthews, NC 28105) to answer any questions or concerns pertaining to the application.

Please find attached an example of the written notice sent to potentially interested residents/property owners, the list of property owners notified by first class mail, and a roster of persons in attendance at the community meeting. No one attended the community meeting (other than Adam Essink representing The Home Depot) and no issues were raised.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Adam Essink". The signature is written in a cursive, flowing style.

Adam Essink, P.E.
Associate

Kimley-Horn and Associates, Inc.
200 South Tryon Street, Suite 200
Charlotte, NC 28202

Direct: (704) 409-1803
Main: (704) 333-5131
Adam.essink@kimley-horn.com

Kimley»Horn

200 South Tryon Street
Suite 200
Charlotte, NC 28202

Texas Roadhouse Holdings LLC
6040 Dutchmans Lane
Suite 400
Louisville, KY 40205





**PUBLIC NOTIFICATION LETTER
COMMUNITY MEETING
CHANGE IN CONDITION APPLICATION**

October 24, 2019

Texas Roadhouse Holdings LLC
6040 Dutchmans Lane
Suite 400
Louisville, KY 40205

Dear Texas Roadhouse Holdings LLC,

Please be advised that the undersigned property owner or agent for the property owner has made an application to the Town of Matthews for a Change in Condition for the existing Home Depot store (Tax parcel #19323133). For reference, please find attached a letter depicting the Condition Change Justification.

A community informational meeting will take place **Wednesday, October 30th, 2019 at 5:30pm** located at the **Matthews Community Center Conference Room** (100 E McDowell St, Matthews, NC 28105) to answer any questions or concerns pertaining to the application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Adam Essink".

Adam Essink, P.E.
Associate

Kimley-Horn and Associates, Inc.
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MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 07/30/2019

Buffer Distance: 200 Feet

| No | Parcel ID | Owner Name | Mailing Address | Legal Description | Deed Book | Deed Page | Land Area |
|----|-----------|---|---|-------------------|-----------|-----------|-----------|
| 1 | 19323103 | 1. DUKE POWER CO, ATTN: TAX DEPT - PB05B | 422 S CHURCH ST CHARLOTTE NC 28242 | NA | 02579 | 325 | 25.1 AC |
| 2 | 19323133 | 1. HD DEVELOPMENT OF MARYLAND INC, 2.% HOME DEPOT USA INC, | PO BOX 105842 STE 3608 ATTEN:PROPERTY TAX DEPT ATLANTA GA 30348 | NA | 10598 | 655 | 12 AC |
| 3 | 19329207 | 1. MDC NC1 LP, | 11995 EL CAMINO REAL SAN DIEGO CA 92130 | NA | 33197 | 36 | 1.115 AC |
| 4 | 19329208 | 1. TEXAS ROADHOUSE HOLDINGS LLC, | 6040 DUTCHMANS LN SUITE 400 LOUISVILLE KY 40205 | NA | 24719 | 864 | 0.593 AC |
| 5 | 19329209 | 1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP, | 200 WINGO WAY SUITE 100 MT PLEASANT SC 29464 | NA | 30233 | 670 | 16.08 AC |
| 6 | 19329210 | 1. MDC NC1 LP, | 11995 EL CAMINO REAL SAN DIEGO CA 92130 | NA | 33197 | 36 | 0.558 AC |
| 7 | 19329211 | 1. LCN BLM LAS VEGAS (MULTI) LLC, | 142 WEST 57TH2202 N WEST SHORE BLVD 4TH FL ST TAMPA FL 33607 | N/A | 31152 | 813 | 0.799 AC |
| 8 | 19329217 | 1. ECHO MATTHEWS LLC, | 560 EPSILON DR PITTSBURGH PA 15238 | L4 M28-235 | 32174 | 904 | 4.147 AC |
| 9 | 19329218 | 1. ECHO MATTHEWS LLC, | 560 EPSILON DR PITTSBURGH PA 15238 | L2 M26-405 | 32174 | 904 | 6.302 AC |
| 10 | 19329219 | 1. ECHO MATTHEWS LLC, | 560 EPSILON DR PITTSBURGH PA 15238 | L3 M28-235 | 32174 | 904 | 1.615 AC |
| 11 | 19329226 | 1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP, | 200 WINGO WAY SUITE 100 MT PLEASANT SC 29464 | L4A M28-235 | 30233 | 670 | 0.4 AC |
| 12 | 19329227 | 1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP, | 200 WINGO WAY SUITE 100 MT PLEASANT SC 29464 | L4B M28-235 | 30233 | 670 | 0.411 AC |
| 13 | 19329306 | 1. % PROPERTY TAX DEOP T-918, 2.TARGET CORPORATION, | PO BOX 9456 MINNEAPOLIS MN 55440 | M25-976 | 07725 | 022 | 0.55 AC |

5:30 - 6:30 pm

The Home Depot Matthews Change of Use Community Meeting

10/30/2019

| <u>Name</u> | <u>Phone Number</u> |
|-----------------|---------------------|
| 1. Adam Fessink | 704-333-5131 |
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